Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Unit 2, 28 The Glen Ferntree Gully Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $430,000 & $473,000

Median sale price

Median price	$530,000	House		Unit	X	Suburb	Ferntree Gully
Period - From	22 Nov 16	to	22 Nov 17	Source	CoreLogic RP DATA		

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/9 Doysal Avenue Ferntree Gully	$480,000	25/09/17
3/38 Francis Crescent Ferntree Gully	$425,000	12/09/17
1/10 Clematis Avenue Ferntree Gully	$504,000	18/07/17

Property data source: CoreLogic RP Data. Generated on 22 November 2017